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A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 1508, 1514, 1520, and

DECLARATORY RESOLUTION NO. R- 26-97

Enterprises)

WHEREAS, Petitioner has duly filed its petition dated April 29, 1997 to have the following described property designated and declared an "Economic Revitalization Area" under Section 153.02 of the Municipal Code of the City of Fort Wayne, Indiana, of 1993, as amended, and I.C. 6-1.1-12.1, to wit:

1522 Wells Street, Fort Wayne, Indiana 46808 (R & L

Attached hereto as "Exhibit A" as if a part herein;

and

WHEREAS, said project will create six full-time, permanent jobs and two part-time permanent jobs for a total new, annual payroll of \$110,000, with the average new annual job salary being \$13,750; and

WHEREAS, the total estimated project cost is \$350,000; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall terminate on December 31, 2005.

SECTION 2. That, upon adoption of the Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on Finance;
- (c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
- (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the

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Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a Resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate.

SECTION 4. That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of redevelopment or rehabilitation, all contained in Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

SECTION 5. That, the current year approximate tax rates for taxing units within the City would be:

- (a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$9.2453/\$100.
- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$9.2453/\$100 (the change would be negligible).
- (c) If the proposed development occurs and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$9.2453/\$100 (the change would be negligible).

SECTION 6. That, this Resolution shall be subject to being confirmed, modified and confirmed, or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 7. That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten years.

SECTION 8. That, the benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 9. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

SECTION 10. That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 12 of said chapter if the property owner ceases operations at the facility for which the deduction was

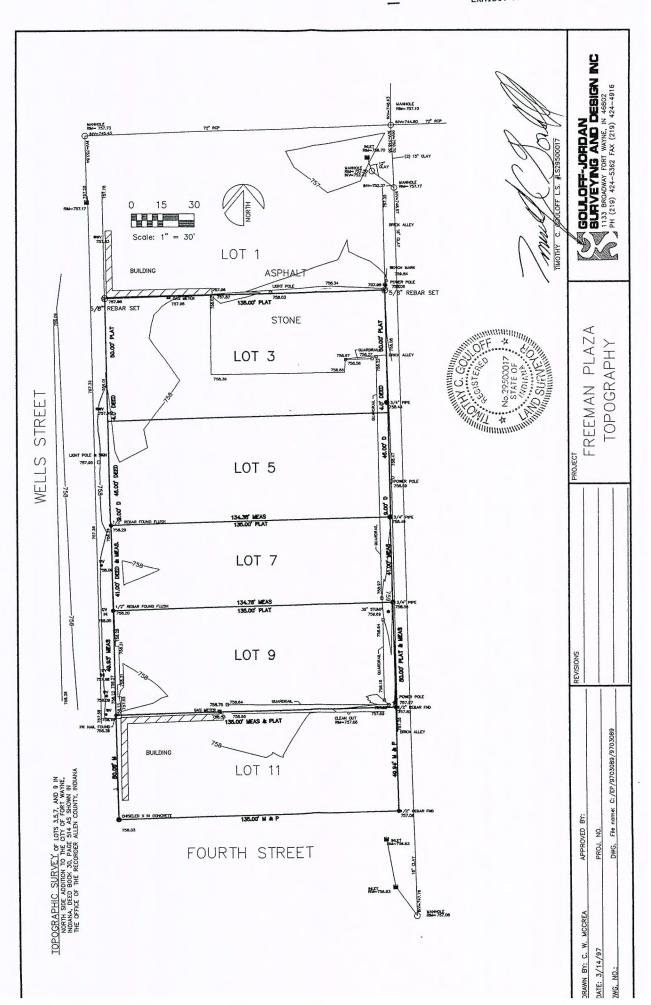
granted and if the Common Council finds that the property owner obtained the deduction by intentionally providing false information concerning the property owner's plans to continue operation at the facility.

SECTION 11. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Member di Council

APPROVED AS TO FORM AND LEGALITY

J. Timothy McCaulay, City Attorney



Poad	I the first time in full a	and on mation by	Crew	dont
and duly adopted,	read the second time by	title and referre	d to the Committe	ee on
and Public Hearing	to be held after due leg	nd the City Plan gal notice, at th	Commis/sion for r e_Common Council	ecommendation) Conference
Room 128, City-Cou	nty Building, Fort Wayne day of	, Indiana, on	, 19 , at	,
o'clock	M.,E.S.T.	I		11
DATE	D: <u>5-13-97</u>	Dand		Lounder
		SANDRA E. KENNE	DY, CITY CLERK	
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by the following v		ASSED		
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Handra			Thomas	P. Johnny
	CITY CLERK	PRESIDING OFFICE		
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at the hour of	11:00	clock	, M., E.S.T	unadeze
		Jandro CANDON E NEWNED	7	The state of the s
		SANDRA E. KENNED	. 1	
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of 16	, 19 4) ,	at the hour of_	.00	
o'clock P	_M.,E.S.T.	V		
		141	L	
		PAUL HELMKE, MAY	OR .	

FORM SB-1

STATEMENT OF BENEFITS State Form 27167 (R5 / 11-95)

State Form 27167 (R5 / 11-95)
Form SB - 1 is prescribed by the State Board of Tax Commissioners 1989
CITY OF FT WAYNE

INSTRI	ICT	101	VS.

INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitilization area of 1970 the public hearing if the designating body requires in:
mation from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment, or BEFORE the redevelopment or rehabilitation of real property which the person wishes to claim a deduction. "Projects" planned of general after the property and areas designated after July 1, 1987 require STATEMENT OF BENEFITS. (IC 6-1.1-12.1)

2. Approval of the designating body (City Council Town Posed County County County County County County County Council Town Posed County County

Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or renabilitatic or prior to installation of the new manufacturing equipment, BEFORE a deduction may be approved.

3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. Y. respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufactures. is received from the township assessor. Form SEE STATE mission has been obtained. A person who obtains a filing extension must file the form between turing equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

where whose Statement of Benefits was approved after June 30, 1991 must submit Form CF - 1 annually to show compliance with the Statement

of Benefits. (IC 6-1.1-1	2.1-5.6)							
		TAYDAYED IN	EORMATIO		100.00			4.2
SECTION 1		IAAFATERIN	PUNIMATIO	N .				
Name of taxpayer Robert F.	FREEman							
Address of taxpayer (street	et and number, city, state and	ZIP code)						
1530 Walls	FRILMAN et and number, city, state and SST, FT, Wa	iyne, +N4	6808					
ti		 				Telephone nun		100
Robint E. F	rueman or L	arry C.F	Riem	-9n		(2/9)4	24-90	186
		·		3		State of the State		
SECTION 2		TION AND DESCRIPTION	ON OF PRO	Soldan associate		Resolution nur	phor	
Name of designating body			•	Carrie		nesolation ha	ioei	
FORT WAYN	E COMMON COUNCI	<u> </u>	Count			Taxing district		
Location of property	- III - I / Ann	1.00		Llen			ayne	
4.+35 149 NO	orth side App	manufacturing equipme	nt				STIMATED	
Description of real proper	ty improvements and i or new recessary)	FT P				Start Date		pletion Dat
We ARU Goins	ty improvements and for new inecessary) to Build A Good For Rutain	o saff. No	1791)	Real Estate			1 10	
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34793 /3/1911	,	•		New Mfg Equ	ipment			
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		ED TOTAL COCT AND	VALUE OF	DADOCED DEC	IEOT.	Alan Estate (a. T. E.		
SECTION 4	ESTIMAT	ED TOTAL COST AND	value of i	PROPOSED FAC	JEGI:	Mar	hinerv	ALL YOUR SE
NOTE: Pursuant to IC	6-1.1-12.1-5.1 (d) (2) the	Cost	THE PERSON NAMED AND ADDRESS OF THE PERSON NAMED AND ADDRESS O	essed Value		Cost		sed Value
COST of the property	is confidential.	, C	A33	()			1	004 14.40
Current values	of proposed project	\$ 350,000	14 111	. 447 00	 			
Plus estimated values Less values of any pro		0		, 447.00			1	
Less values of any pro	upon completion of project	250,000.		1 447.00				
)		/				
SECTION 5	. WASTE CONV	ERTED AND OTHER BI	ENEFITS PF	IOMISED BY TH	ETAXPA	YER		
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Louis and the same								
Other benefits:								
	. The second sense of the second	TAXPAYER	CERTIFICAT	ION	1. 1/5.	Segretary	A.W. 3152	
SECTION 6	I horahu c	certify that the represe		The second of the second of	are true.			
of the of subprized		comy that the represe	Title	- 144		Date signed	(month, day	, year)
Signature of authorized Robert .	Treeman		P	ARTNUR I	7	4-2	9-9-	-
KONSTO ?			1/5	TUENTHI	spriz-	1	, ,	

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of the general standards adopted in the resolution previously approved by vides for the following limitations as authorized under IC 6-1.1-12.1-	2.	resolution, pass	ed under 10 0-1.1-12.1-2.5, pro-
A. The designated area has been limited to a period of time not to e designation expires is	xceed	calendar ye	ars * (see below). The date this
 B. The type of deduction that is allowed in the designated area is lin 1. Redevelopment or rehabilitation of real estate improvements; 2. Installation of new manufacturing equipment; 3. Residentially distressed areas 	☐ Yes ☐ Yes ☐ Yes	□ No	
C. The amount of deduction applicable for new manufacturing equivalue of \$			
D. The amount of deduction applicable to redevelopment or rehability value of \$			
E. Other limitations or conditions (specify) Subject to taxpayer's to taxing jurisdiction. F. The deduction for new manufacturing equipment installed and so years 10 years The deduction period will be five (5) years unlike	ons within Alle first claimed eligil ess the designating	n County Indi ole for deduction body has by resolu	ana after July 1, 1991 is allowed for: tion specified the ten (10) year period.
Also we have reviewed the information contained in the statement of able and have determined that the totality of benefits is sufficient to	lastily the deduct	ion described ab	tes and expectations are reason- ove.
pproved: (signature and title of authorized member Yuncil Brestland	Telephone number		Date signed (month, day, year)
- 2	12191427	-1221	5-20-97
Landra f. Lannedy	Designated body	men Co	uncel
· ·			

* If the designating body limits the time period during which an area is an economic revitilization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5 Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT For Deductions Allowed Over A Period Of			
्रता श्रामाण्या Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage	
1st	100%	100%	
2nd	95%	95%	
3rd	80%	90%	
4th	65%	85%	
5th	50%	80%	
6th		70%	
7th		55%	
8th		40%	
9th		30%	
10th		25%	

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT				
	For Deductions Allow	ed Over A Period Ol		
Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction	
1st	100%	100%	100%	
2nd	66%	85%	95%	
3rd	33%	66%	80%	
4th		50%	65%	
5th		34%	50%	
6th		17%	40%	
7th			30%	
8th			20%	
9th			10%	
10th			5%	

		CITY OF FI WAYNE		
FOR STAFF USE C Declaratory Passed Confirmatory Passec FT Jobs Curre PT Jobs Curre \$ Curr	19_ 119 ntly	APR 2 9 1997 DEPT. OF ECON DEVL.	PT Jobs S Avg Annual Salary of FT Jobs	to be Retained to be Retained
	ECONOMIC I CIT	REVITALIZATION ARE Y OF FORT WAYNE, IN	A APPLICATION NDIANA	
<i>APPLICATION</i>	IS FOR:		92-36 Real estate key no.	42-0003
(Check appropri ☑ Real ☐ Pers	iate box[es] below) Estate Improvements onal Property (New Manu	facturing Equipment)	Total cost of improvements: Total cost of improvements: ABOVE IMPROVEMENTS: 2	350,000.
Address listed of Name of applic Name of busines Address of prop	ne: R+ L En+ on tax bill: 153 ant's business: R+ ess to be designated, if app perty to be designated: n if other than above: Na 30 Wells S7 Is the property for which of Fort Wayne? Do you plan to request so	BO Wylls St. L Enterprizes licable: DBA: 1522-1520-151 ame: Robert E. Free LARRY C. FREE	Telephone: 429-448 4-1508-Wells Telephone: 420 Telephone: 420 ion totally within the corporate limit public improvements?	ST. -4487
Describe: Describe the property of BRI	roduct or service to be pro	duced or offered at the project site	e? Speculativa Ret n. Govo sqFJ. Bui	gil Buile Iding to
Hayy	11+0 G NIN Busin	nese.	•	

In order to be considered an Economic Revitalization Area (ERA), the area must be within the corporate limits of the City of Fort Wayne and must have become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. It also includes any area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues.

How does the property for which you are requesting designation meet the above definition of an ERA?

We Arein the Economic Development TARget Area. We gree
Trying to improve our Area By Porting New Buildings up to Bring
New Busines into Area

REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.
Describe any structure(s) that is/are currently on the property: None
Describe the condition of the structure(s) listed above: A
Describe improvements to be made to property to be designated: Building A New GoodsqfT. Styl & concrute Bulding Building
Projected construction start (month/year):

PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if you are requesting a deduction from the assessed value of new manufacturing equipment.

the direct production, manufacture, fabrication, assembly,	e seeking an ERA designation. This equipment must be used in extraction, mining, processing, refining, or finishing of other
in Indiana?	re seeking a designation, ever before been used for any purpose Equipment installation date:
Current personal property tax assessment: \$	Annual personal property tax bill: \$
What is the anticipated first year tax savings attributable to How will you use these tax savings?	o this designation? \$
· · · · · · · · · · · · · · · · · · ·	

AVERAGE ANNUAL SALARY3

PI/BLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

ESTIMATE OF EMPLOYEES AND SALARIES AS A RESULT OF PROPOSED FORT WAYNE FACILITY TO RECEIVE E.R.A. DESIGNATION

NO. OF

TOTAL ANNUAL PAYROLL²

,	EMPLOYEES ¹						
CURRENT NUMBER FULL- TIME	0	0	0				
CURRENT NUMBER PART- TIME	0 ·	0	0				
NUMBER RETAINED FULL- TIME	0	0	0				
NUMBER RETAINED PART- TIME	0						
NUMBER ADDITIONAL FULL- TIME	6	90,000.00	# 15,000.cc FA				
NUMBER ADDITIONAL PART- TIME	2	20,00.12	# 10,000.00 EacH				
Check the boxes below if the jobs to be created will provide the listed benefits:							
☐ Pension Plan		or Medical Plan	☐ Disability Insurance				
		Insurance	□ Dental Insurance				
List any benefits not mentioned above:							
When will you reach the levels of employment shown above? (Year and month) Dec 2000							
Types of jobs to be created as a result of this project? Rytail Clarks 9 Salys Pyrsons							
types of joos to be event in the first terms of the							

Sum of full- and part-time must match the figures given in Section 3 of "Statement of Benefits" Form SB-1 under "Current number", "Number retained", and "Number additional".

²It is to include your total annual payroll.

Total annual payroll divided by the total number of employees at site to be designated both full- and part-time).

REQUIRED ATTACHMENTS

The following must be attached to the application.

- 1. Full legal description of property. (Property tax bill legal descriptions are not sufficient.)

 Should be marked as Exhibit A. (Survey) Carperty
- 2. Check for application fee made payable to the <u>City of Fort Wayne</u>.

101 application for instance proj	
Project Cost	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 500
\$1,000,001 and over	\$1,000

Owner's Certificate (if applicant is not the owner of property to be designated).

Should be marked as Exhibit B if applicable.

I hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that no building permit has been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application. I understand that any incorrect information on this application may result in a recession of any tax abatements which I may receive. I understand that I must file a correctly completed CF-1 (Compliance With Statement of Benefits Form) with BOTH the City of Fort Wayne Department of Economic Development, AND the County Auditor within 60 days of the end of each year in which I receive deduction. Failure to file the CF-1 with either agency may result in a recision of any tax abatement occurring as a result of this application.

J

Signature of Applieant

1 - 2 9 - 97 Date

Robert E Freeman - Partner in R&L Enterpses Typed Name and Title of Applicant

Admn.	Appr		
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DIGEST SHEET

TITLE OF ORDINANCE: Declaring Resolution

DEPARTMENT REQUESTING ORDINANCE: Department of Economic Development

SYNOPSIS OF ORDINANCE: R & L Enterprises is requesting the approval of an Economic Revitalization Area for real property improvements in the amount of \$350,000. R & L Enterprises will build a 6,000 square foot steel and concrete facility.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): No expenditures of public funds are required.

ASSIGNED TO COMMITTEE (PRESIDENT): John Crawford



MEMORANDUM

To:

City Council

FROM:

Staci Walter, Economic Development Specialist

DATE:

May 7, 1997

RE:

R&L Enterprises' request for an ERA designation on

real property

BACKGROUND

PROJECT ADDRESS: 1508, 1514, 1520, 1522 PROJECT LOCATED WITHIN: Economic Development Target Area
Wells Street
PROJECT COST: \$350,000 COUNCILMANIC DISTRICT: 3

COMPANY PRODUCT OR SERVICE: Speculative retail building to bring new retail business to area.
PROJECT DESCRIPTION: R & L Enterprises will build a 6,000 square foot steel and concrete facility..

JOBS CREATED (FULL-TIME):	6	JOBS CREATED (PART-TIME):	2
JOBS RETAINED (FULL-TIME):	0	JOBS RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	\$ 110,000	TOTAL RETAINED PAYROLL:	\$0
AVERAGE SALARY (NEW):	\$ 13,750	AVERAGE SALARY (RETAINED):	\$0

COMMUNITY BENEFIT REVIEW

Yes 🛛 No 🗌 N/A 🗍	Project will encourage vacant or under-utilized land appropriate for commercial or industrial use?
	Explain:
Yes No No N/A	Real estate to be designated is consistent with land use policies of the City of Fort Wayne?
	Explain:
Yes No No N/A	Project encourages the improvement or replacement of a deteriorated or obsolete structure?
	Explain:
Yes 🗌 No 🗌 N/A 🛇	Project encourages the improvement or replacement of obsolete manufacturing equipment?
	Explain:
Yes No No N/A	Project will result in significant conversion of solid waste or hazardous waste into energy or other useful products?
	Explain:

Yes ☐ No ☐ N/A⊠	Project encourages preservation of an historically or architecturally significant structure?
	Explain:
Yes No No N/A	ERA designation induces employment opportunities for Fort Wayne area residents?
	Explain:
Yes No No N/A	Mean average wage of all full-time jobs to be created is at least 150% of current Federal minimum wage.
	Explain: The mean average wage of full-time jobs created is 152% of current Federal minimum wage.
Yes No No N/A	Mean average wage of all full-time jobs to be retained is at least 150% of current Federal minimum wage. Explain:
Yes No No N/A	Taxpayer is NOT delinquent on any or all property tax due to any taxing jurisdiction within Allen County.
	Explain:
	POLICY

Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

1. The period of deduction for real property is ten years.

COMMENTS

The effect of passage is improvements in an Economic Development Target Area and the creation of eight new jobs. The effect of non-passage is that these eight jobs may not be created in the Economic Development Target Area.

Signed:

Economic Development Specialist

REPORT OF THE COMMITTEE ON FINANCE

JOHN N. CRAWFORD - DONALD J. SCHMIDT - CO-CHAIR ALL COUNCIL MEMBERS

WE, YOUR	COMMITTEE ON	NFINA	ANCE SOLUTION) design der I.C. 6-1.1-12.1 nd 1522 Wells Stree	MOHW OT
WAS REFE	erred an (ORD)	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	SOLUTION) design	nating
an "E	.conomic REVITAL	ization Area" un	der 1.0. 6-1.1-12.1	tor property
Commo	na, (R & L ENTE	08, 1314, 1320 d	nd 1522 wells Stree	t, Fort Wayne,
Illula	ila, (R & L ENIE	KPKI3E3)		
HAVE HAD	said (XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	数後的 (RESO	LUTION) UNDER CO	ONSIDERATION
AND BEG	LEAVE TO REPO	ORT BACK TO TH	E COMMON COUNCIL	
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